



Approximate Gross Internal Area = 39.4 sq m / 424 sq ft



75 Tollgate Drive, Hayes, Greater London. UB4 0NW.

£209,950



Castle Residential are delighted to offer this one bedroom flat located in a quiet and modern canal side development which benefits from an allocated parking space and secure entry phone. Modern and bright the apartment has a beautifully fitted new kitchen, master bedroom , lovely fully tiled contemporary bathroom, spacious reception room. The flat is situated on the first floor with stunning direct canal views, offered unfurnished this is an ideal property for professional clients. Located moments from great transport links and offering convenient access to M4 and A40.

Also close by Hayes & Southall Town Centre. Southall Elizabeth Line Station is also just 0.8 Miles away. There are also bus links to Brunel University, Hillingdon Hospital, both Uxbridge and Hayes Colleges and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.

**Bedroom**

10' 11" x 10' 11" (3.33m x 3.33m) Side aspect window, radiator

**Bathroom**

Panel enclosed bath with shower, vanity hand wash basin, radiator, part tiled walls

**Kitchen**

10' 4" x 5' 11" (3.15m x 1.80m) Front aspect window, range of eye and base level units, gas hob with oven under and extractor hood over, plumbing and space for washing machine, wall mounted boiler, single drainer sink with mixer tap, tiled floor

**Reception**

13' 5" x 10' 7" (4.09m x 3.23m) Front aspect double glazed window, radiator

